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Horseshoe Court, Stanstead Abbotts, SG12 8JA

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£179,995

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This one-bedroom ground floor flat is offered **for sale** in the heart of Stanstead Abbotts and provides a practical base close to the village amenities.

The flat features an open-plan living area incorporating a fitted kitchen, offering a convenient space for everyday cooking and dining. There is one double bedroom and a shower room, together with gas central heating throughout. The property also benefits from allocated parking.

Stanstead Abbotts village centre is within easy reach, with its selection of local shops, traditional pubs, cafés and everyday services along the High Street. The village sits alongside the River Lea and the nearby Lee Valley Regional Park, providing riverside walks, cycling routes and green open spaces.

For rail commuters, St Margarets railway station (Herts) is the nearest station, typically around a 5–10 minute walk from the village centre. Regular services run to London Liverpool Street via Tottenham Hale, with journey times from approximately 40–45 minutes, offering access to the Underground network and central London. Road links are also convenient, with the A10 providing routes towards London and Cambridge.

Nearby towns of Ware and Hertford offer a wider range of shops, restaurants, supermarkets and leisure facilities, all accessible by short drive or local bus routes.

This flat represents an opportunity to purchase a one-bedroom property in a village setting with access to transport, local amenities and riverside walks.

COMMUNAL ENTRANCE
Communal entrance with door into;

ENTRANCE HALL 7'4" x 2'4"
Newly Painted walls, New carpet flooring, door to storage cupboard. Access to;

SHOWER ROOM 5'6" x 4'8"
Three piece White suite comprising low level WC, wash basin and shower cubicle. Half Tiled walls. Tiled Floor. Storage;

BEDROOM 11'5" x 8'3"
Newly Painted walls, New carpet flooring, large UPVc window to communal gardens. Built in wardrobe. Combi Boiler;

LIVING ROOM 15'10" x 13'9" - 9'0"
Painted walls, carpet flooring, Large UPVc window to communal gardens. Access to Kitchen area;

KITCHEN AREA
Range of wall and base units with electric oven and hob, washing machine and under counter fridge;

OUTSIDE
Well kept communal gardens with access to communal Hallway. Allocated parking;

AGENTS NOTE
We are advised by the vendor of the following;

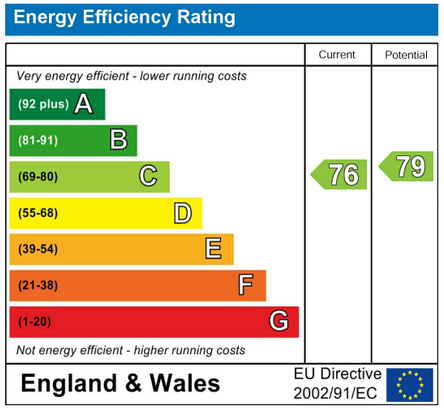
1. Lease length over 950 years and Share of Freehold
2. Monthly Service fee currently £95
3. Offered with no upward chain

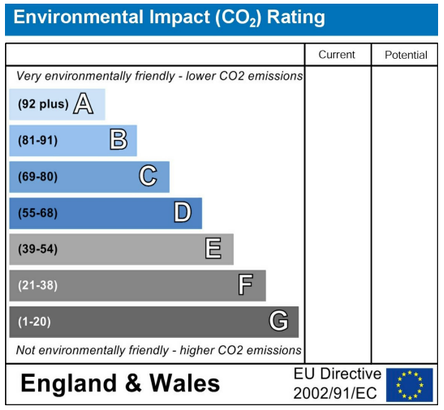
Mortgage Advise
Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.
Our dedicated advisor can help with all types of mortgages & financial services such as;
• First time buyers
• Re-mortgages
• Buy to Let
• Life Assurance & Protection
Please feel free to contact us for further details.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

Tenure: Leasehold - Share of Freehold
Council Tax Band: B

Floor Plan

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING SPACE
- GAS CENTRAL HEATING
- WHITE SUITE SHOWER ROOM
- ALLOCATED PARKING
- SHARE OF FREEHOLD
- NEWLY DECORATED
- NEW CARPET FLOORING
- OFFERED CHAIN FREE





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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